



Large Provençale property with fine pool & views, La Gaude

Reference No: 957

Price Euros: 2,650,000

Area: Nice

Town: La Gaude

Department: Alpes Maritimes

Bedrooms: 8

Land Size m2: 2,000

Habitable space m2: 380

Full Description: Featuring a main 5-bedroomed family house stone-built in the 1970's and recently renovated to a high specification, together with a delightful renovated 2-bedroomed stone cottage as separate guest accommodation. Both buildings set in lovingly tended gardens with an attractive pool area in between the two.

The property is very well located: 10 mins from Nice airport, 10 mins from the beaches, 15 mins from the city of Nice, 30 mins from Monaco.

Accommodation:

Main house, 250m²: On the 1st floor: Fully equipped provençale kitchen with fine granite surfaces and big views to the "Baou" crags. Lounge with old stone fireplace, opening onto dining room; office; spacious south-facing master bedroom; beautiful stone tiled bathroom with separate shower; WC; 2nd bedroom.

Upstairs: 3rd bedroom in the attic with en-suite shower room & WC.

Ground floor: A second lounge; very large 4th bedroom; single 5th bedroom; bathroom & WC. And a separate studio comprising lounge/bedroom, kitchen, shower room & WC. Would be perfect for consultation office for a doctor, vet or other professional, with off-road parking space in front.

Guest cottage, 100m²: Recently renovated with great taste and to a high specification. Spacious lounge with fireplace, full height ceilings with exposed timber beams; open-plan equipped kitchen with American counter. 2 large bedrooms.

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Bathroom and separate WC.

Gardens: dominated by a superb swimming pool area, with adjacent roofed pool-house including equipped summer kitchen & stone BBQ. The attractive tiled pool measures 12m x 4.5m, with a safe shallow 'beach' end for children and an overflow edge.

Palm trees, olive trees, Mediterranean shrubs & herbs, and a grass lawn – all behind high yew hedges for added privacy. A 12m² wooden chalet with plumbing – could be staff accommodation or additional guest accommodation. Fine countryside views to the east and north.

Double garage with electric doors, accessed through electric gates from a quiet side road.

Property Features: Air conditioning, Automatic Gates, BBQ, Courtyard, Double Glazing, Fireplace, Independent Apartment, Infinity effect pool, Laundry, Letting Potential, Loggia, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Staff Quarters, Summer Kitchen, Terrace, Tile Floors, Workshop

Nearby Amenities: Airfield, Beaches, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, River, Schools, Ski-ing (-2hrs), Tennis Courts, Weekly market

View: Countryside, Garden, Hills

Heating: Gas, Wood Burning



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